085.0	0002	0006.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,700 / 791,700
					USE VALUE:	791,700 / 791,700
					ASSESSED:	791,700 / 791,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKEELS DAVID M--ETAL
Owner 2:	REGAN PATRICIA E
Owner 3:	
Street 1:	52 WESTMORELAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	308,700		483,000	791,700
Total Card	0.207	308,700		483,000	791,700
Total Parcel	0.207	308,700		483,000	791,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.70 | /Parcel: 354.7

Legal Description

User Acct 53408

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!6911!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0002-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,700	0	9,000.	483,000	791,700	791,700	Year End Roll	12/18/2019
2019	101	FV	240,600	0	9,000.	476,100	716,700	716,700	Year End Roll	1/3/2019
2018	101	FV	240,600	0	9,000.	365,700	606,300	606,300	Year End Roll	12/20/2017
2017	101	FV	240,600	0	9,000.	345,000	585,600	585,600	Year End Roll	1/3/2017
2016	101	FV	240,600	0	9,000.	317,400	558,000	558,000	Year End	1/4/2016
2015	101	FV	226,900	0	9,000.	296,700	523,600	523,600	Year End Roll	12/11/2014
2014	101	FV	226,900	0	9,000.	273,200	500,100	500,100	Year End Roll	12/16/2013
2013	101	FV	226,900	0	9,000.	273,200	500,100	500,100		12/13/2012

PRINT

Date	Time
12/10/20	21:36:38

LAST REV

Date	Time
11/30/20	13:48:59
jorourke	
6911	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14007-98		7/1/1980		69,000	No	No		Y

USER DEFINED

Prior Id # 1:	53408
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	421	Re-Roof	10,850	C				
5/21/2014	486	Manual	6,563					
6/21/1996	272		4,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	External Ins	PC	PHIL C
12/13/2008	Meas/Inspect	197	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	6									483,002						483,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	483,002	Spl Credit		Total:	483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12043011
Const Adj.:	0.99989998
Adj $ / SQ:	145.641
Other Features:	73783
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447448
Depreciation:	138709
Depreciated Total:	308739

COMMENTS

37A 373034.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

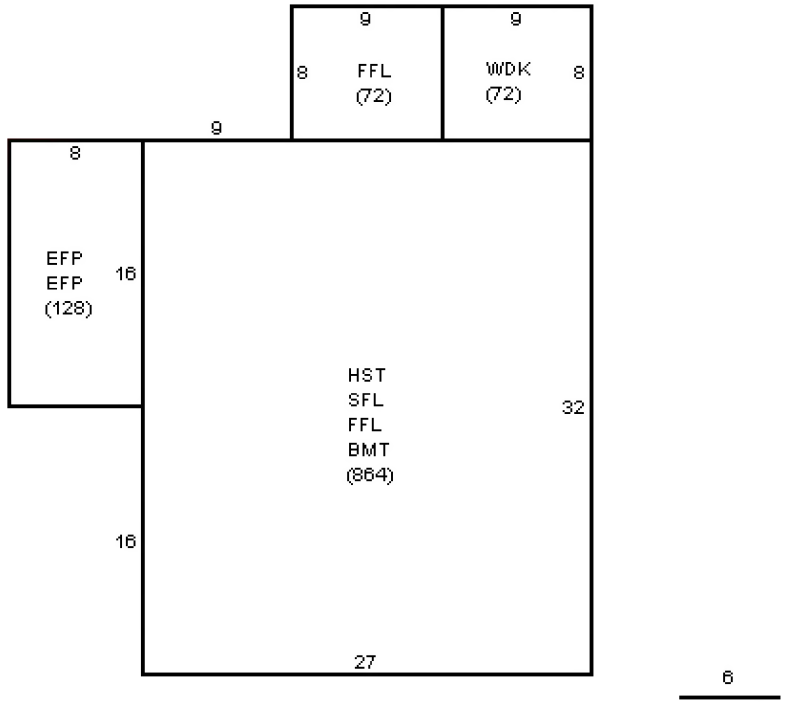
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.64
Special Features:	0	Val/Su Net:	90.16
Final Total:	308700	Val/Su SzAd	138.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	145.640	136,320
BMT	Basement	864	43.690	37,750
SFL	Second Floor	864	145.640	125,834
HST	Half Story	432	145.640	62,917
EFP	Enclos Porch	256	37.860	9,691
WDK	Deck	72	16.000	1,152

Net Sketched Area:	3,424			Total:	373,664
Size Ad	2232	Gross Are	3856	FinArea	2232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0002-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	